

3806 E GRANT RD

TUCSON, AZ



For Lease or Sale | Restaurant Property in High Traffic Area

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3806 E GRANT RD

TUCSON, AZ

RETAIL SPACE

2,307 SF

LEASE RATE

For Lease at a Negotiable Rate

SALE PRICE

Call for Pricing

LOT SIZE

30,615 SF

ZONING

C2 (Heavy Commercial;
City of Tucson)

NEIGHBORING TENANTS

Walmart Neighborhood Market, Vasa Fitness, Subway, UPS Store, & More

COMMENTS

- Restaurant with drive-thru
- High traffic counts ($\pm 38,000$ vehicles per day)
- Excellent access (left in/left out, unsignalized intersection)
- Central location
- Traffic counts on Grant Rd 36,997 VPD (2021), Alvernon Rd 27,070 VPD (2021)



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



DAYTIME
POPULATION



TOTAL RETAIL
EXPENDITURE

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION	TOTAL RETAIL EXPENDITURE
1 Mile	22,215	\$63,292	5,115	\$260.72 M
3 Miles	115,966	\$77,835	62,726	\$1.54 B
5 Miles	273,587	\$79,128	154,868	\$3.52 B

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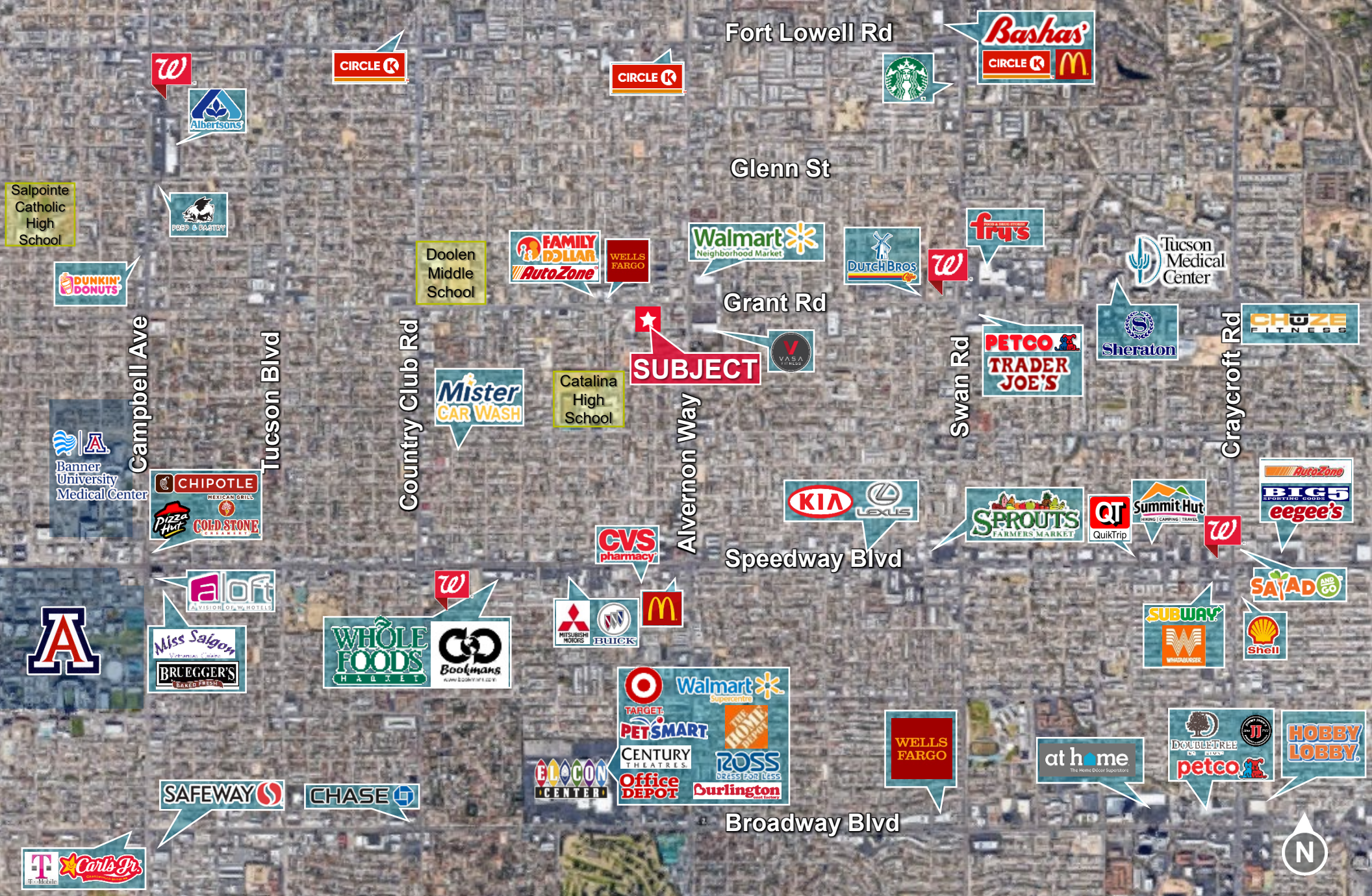
TUCSON, AZ

AERIAL



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A commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to the cooperating broker who consummates a lease which is unconditionally executed and delivered by and between lessor and lessee (a copy of the rates and conditions referred to above is available upon request). The depiction in the attached images of any person, entity, sign, logo or property (other than Cushman & Wakefield's client and the property offered by Cushman & Wakefield) is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted by Cushman & Wakefield or its client.

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